

# **COLCHESTER PLANNING COMMISSION**

## **MINUTES OF THE MEETING**

**MAY 19, 2009**

**PRESENT:** Rich Paquette, Tom Mulcahy, Peter Larrabee and Pam Loranger\* (arrived at 8:20)

**ALSO PRESENT:** Sarah Hadd, Town Planner

### **1. Call to Order**

T. Mulcahy called the meeting to order at 7:05 p.m.

### **2. Discussion of Inner Village Rezoning**

The Planning Commission and S. Hadd continued with their work reviewing possible Inner Village Rezoning.

S. Hadd outlined the options available which included the following:

1. Do nothing,
2. Rezone a cohesive portion of the Village to GD1.
3. Rezone the entire Village to GD1 and add some historic preservation language to GD1.
4. Rezone from the corner of Village Common westward GD1 and rezoning from Village Common eastward to residential and allow governmental structures in residential.
5. Create a new zoning district.
6. Create a historic preservation overlay district.

Discussion included, but was not limited to, an evaluation of 7.05 Historic Preservation Overlay in the Fort for possible implementation in the Village, what properties GD1 works well for, the fact that several homeowners did not want their property rezoned from Residential to GD1, how and where to limit commercial businesses and the fact that a GD1 District would be less impact than a Commercial District with less traffic impacts as well.

Additional suggestions and comments:

- The triangle at the beginning of Main Street (Spanked Puppy and gas station) should possibly be left zoned as Commercial because if rezoned to GD1 the businesses would become non-conforming.
- Fourteen of forty-five parcels are either religious, cemetery, governmental or historical society - possibly explore either language or an overlay to address them.

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- Possibly eliminate the residences on the north side of Main Street from a rezoning. and zone the south side of Main Street to GD1
- Schedule a public meeting to outline the changes that have been made based on the comments at the public hearing and the letters received.

In conclusion of the review of the Village zoning the Commission concurred on the following and scheduled a public meeting on the Village rezoning for June 2nd:

- Commercial on west side of Village to GD1 except for the triangle and gas stations (remain Commercial);
- R3 to corner along north side except for Tax Map 24, Parcel023003 and Tax Map 24, Parcel 024003 which will be GD1;
- GD1 for the south side including the Village Park.

### 3. Minutes of April 21, 2009

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to **approve** the minutes of April 21, 2009. The **motion passed** with a vote of 4 – 0.

### 4. Packet Information

S. Hadd provided the Commission with a public announcement from Bryan Osborne regarding the first meeting of the Integrated Water Resources Management Plan which was read by T. Mulcahy.

The next meeting is scheduled for June 2nd.

S. Hadd polled the Commission with regard to the upcoming summer schedule. At this point the July 21<sup>st</sup> meeting is tentatively cancelled but could occur or be rescheduled.

### **ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:05 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

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Approved this 2nd day of June 2009

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